



SAMUEL WOOD

2 Holland Drive, Shrewsbury, Shropshire, SY2 5WA  
Offers In The Region Of £320,000







## 2 Holland Drive

Shrewsbury, Shropshire, SY2 5WA



- Modern Detached Three Storey Property
- Top Floor Principal Bedroom with En-Suite
- Stylish Dining Kitchen with access to the Garden
- Low Maintenance Paved Gardens
- Close to Schools, Amenities & Road Links
- Spacious & Versatile Accommodation
- 3 First Floor Bedrooms, Family Bathroom & En-Suite
- Utility & Guest Cloakroom
- Driveway & Garage to the rear
- EPC Rating B

2 Holland Drive in Shrewsbury is a modern, four-bedroom detached property, with spacious low maintenance gardens, a detached garage and a driveway that can accommodate two cars. The home spans three floors and is situated in a highly sought-after area, offering both a contemporary design and convenient proximity to the town centre. The exterior is well-maintained, providing ample outdoor space for leisure and entertaining. Viewing is highly recommended by the selling agent.

The ground floor features a welcoming hallway leading to a bright living room, a cloakroom, and a generous open-plan kitchen-diner. The kitchen area opens up through double doors to the rear garden, offering a seamless transition between indoor and outdoor living. There is also a utility room for added convenience, making the layout functional for family living.

On the first floor, there are three well-sized bedrooms, one of which includes an en-suite, as well as a modern family bathroom. The second floor is dedicated to a large master bedroom complete with its own en-suite, offering a private retreat.

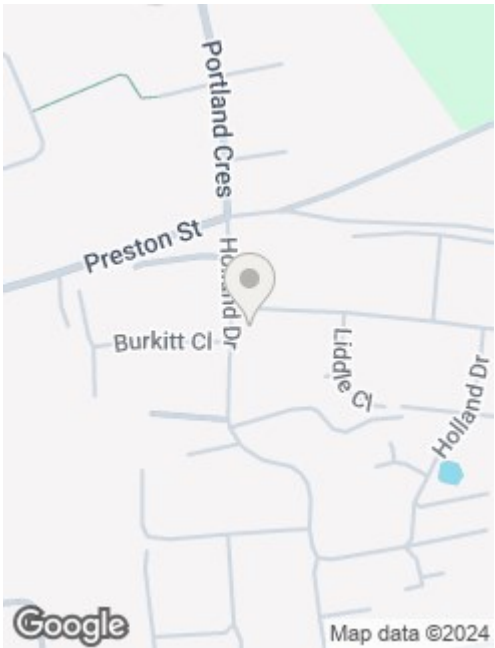
This relatively new-build property is ideal for those seeking a well-designed family home in a peaceful, yet central location within walking distance of Shrewsbury's amenities.











## Directions

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: up to 1000 Mbps

Flood Risk: No Risk

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.

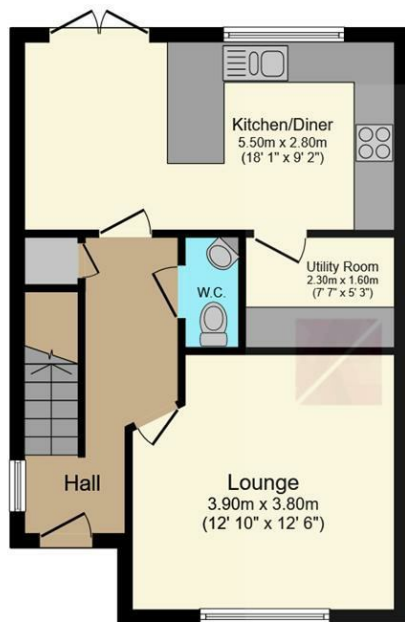




and she lived  
happily ever after

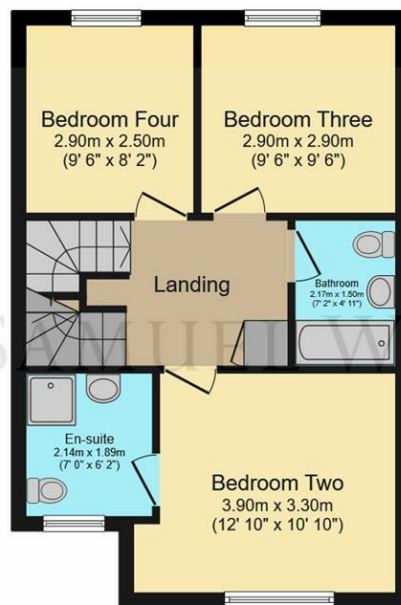






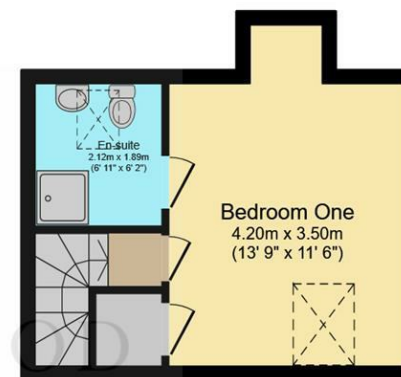
### Ground Floor

Floor area 44.6 m<sup>2</sup> (480 sq.ft.)



### First Floor

Floor area 44.6 m<sup>2</sup> (480 sq.ft.)



### Second Floor

Floor area 24.0 m<sup>2</sup> (259 sq.ft.)

**TOTAL: 113.3 m<sup>2</sup> (1,219 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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